HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2011

New Home Market

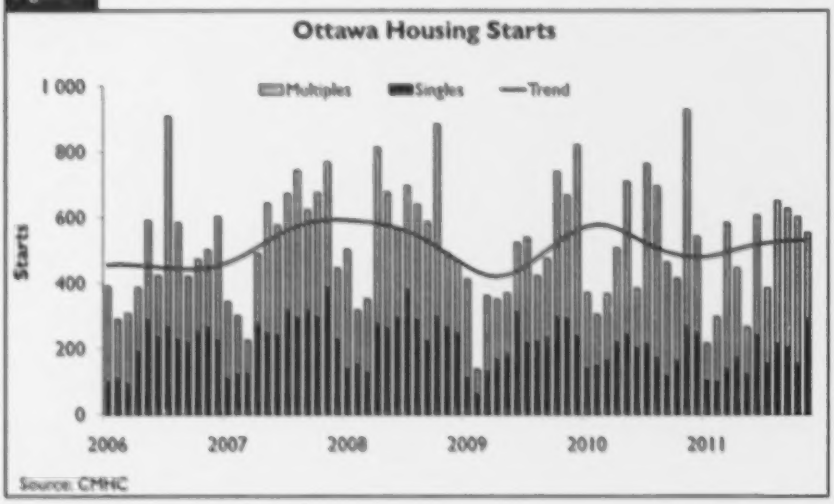
Ottawa Strong Single-Detached Housing Starts in November

Housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 553 units in November. Even though the current trend in residential construction remained largely stable, the year-to-date pace has slowed by 11 per cent from last year.

Builders have responded to the recent surge in demand at sales offices by breaking ground on 289 new single-detached homes. This way singles posted the best month in two years and surpassed all other dwellings combined. The other positive contributor to housing starts in November came from the townhome segment.

New condo sales and building intentions have remained positive this year as they are supported by favourable financing conditions

Figure 1



*Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 New Home Market

3 Maps

9 Tables

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and underlying socioeconomic fundamentals. Nevertheless, apartment construction posted a decline this past month, partly as a result of a comparison against last year's 25-year record high activity.

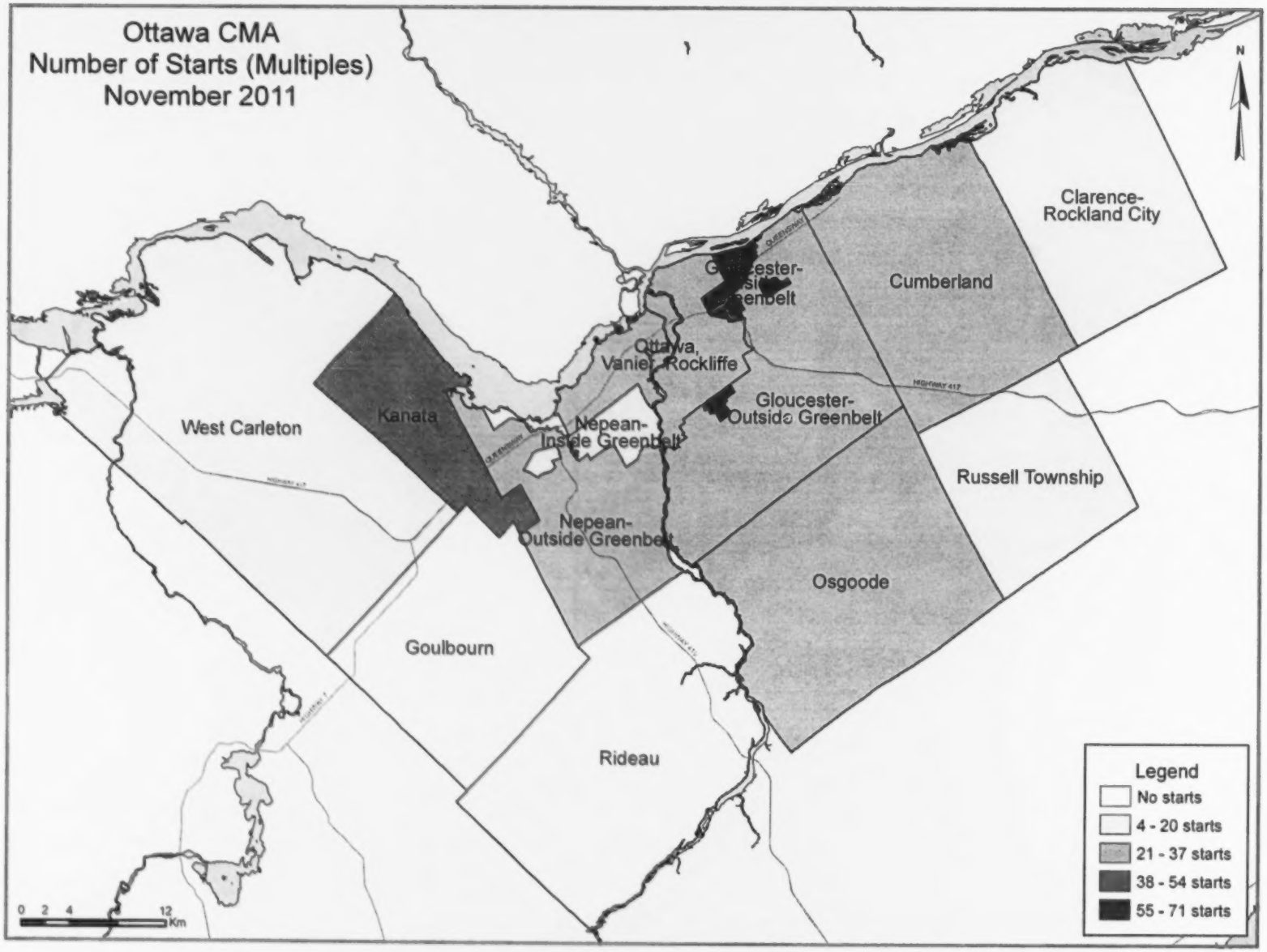
Eastern Ottawa neighbourhoods led November starts activity across Ottawa. Interestingly, the areas of Cumberland, Nepean and Gloucester, all of which are priced at or below average, combined for sixty per cent of all new single-family home starts. All other areas, except the pricier Kanata and Osgoode, attracted their share of repeat-buyers.

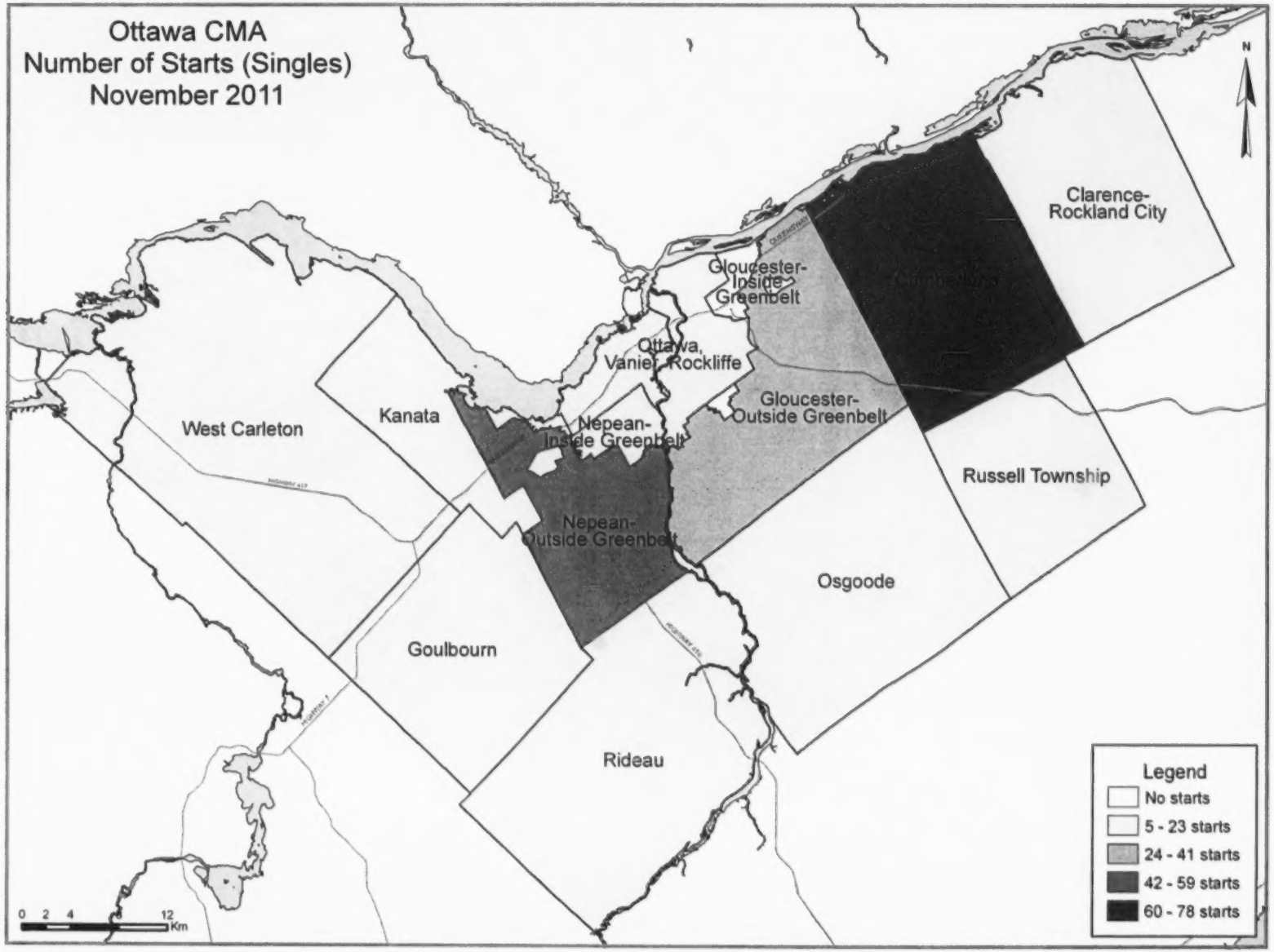
On the higher-density housing front, Gloucester inside the Greenbelt took the lead remarkably in both the townhome and apartment sectors. This way this region pushed overall starts in Gloucester ahead of the pack with its second highest activity in three years. Kanata and Osgoode, in turn, complemented Gloucester and combined to account for almost all townhome activity in Ottawa.

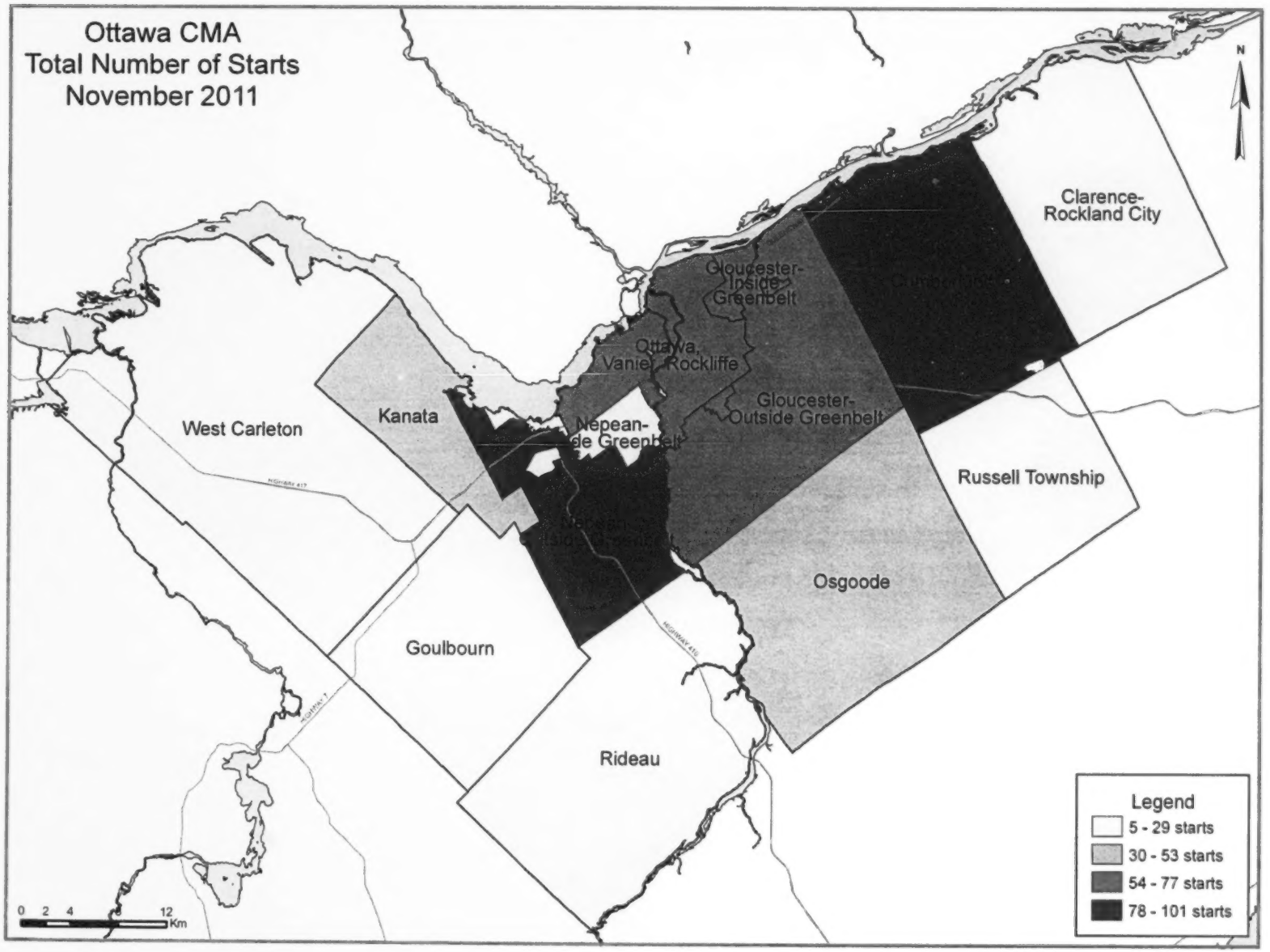
Finally, slower apartment activity during November took the heaviest toll on those areas that had led activity in this segment a year ago, namely Ottawa's city core, Nepean and Kanata.

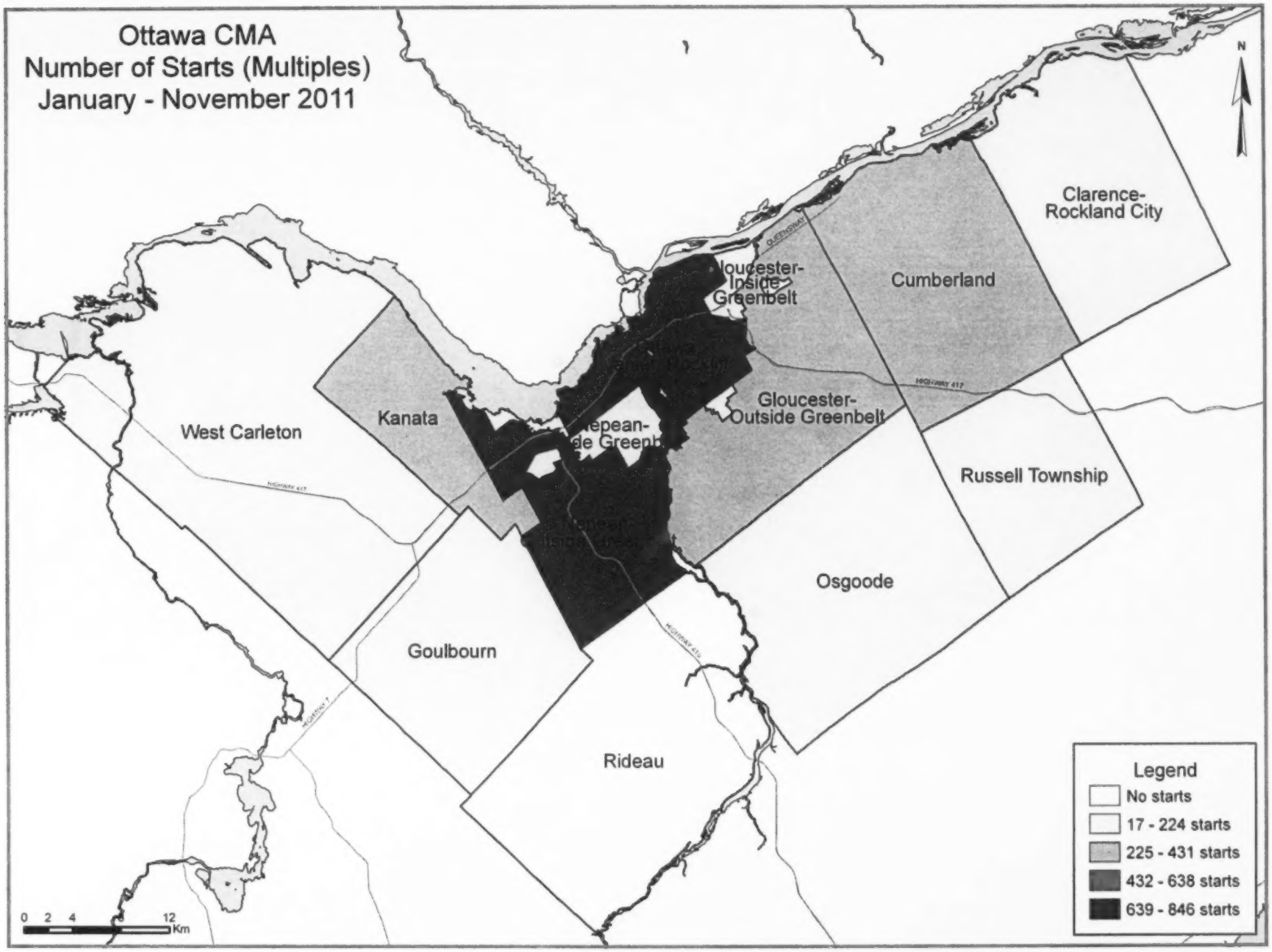
Ottawa's year-to-date pace of residential construction activity continued to be supported by growth in the suburban areas of Nepean and Cumberland, both of which saw higher starts across all housing segments excepting townhomes. Worthy of note, construction growth has allowed Nepean to now be well positioned not only to tailgate it's own annual record, but also to represent for the first time over a quarter of all starts in Ottawa.

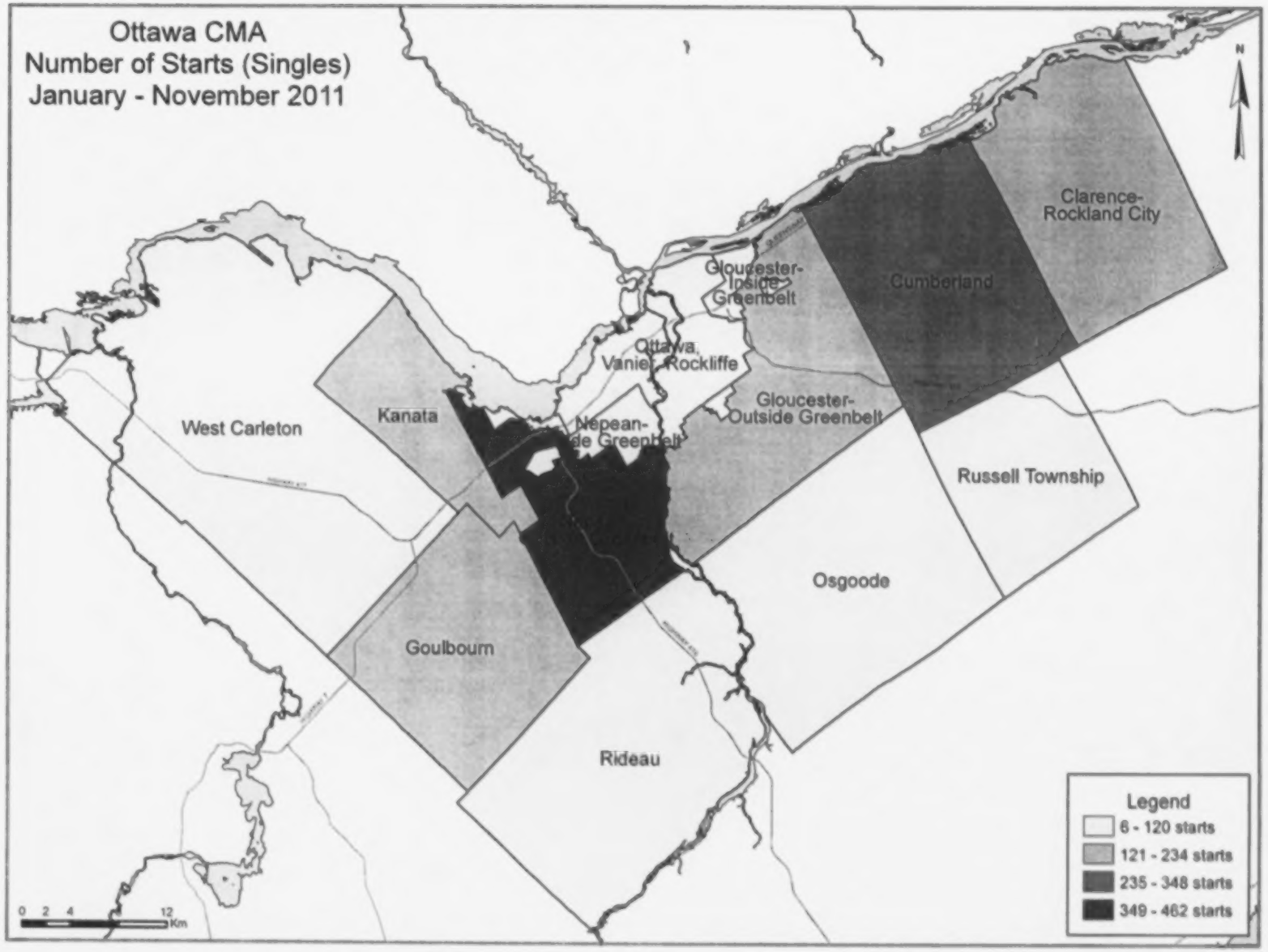
On the other hand, the marked contrast in monthly apartment activity compared to last November dragged Ottawa's city core below pace, although all its other housing types, including single-family homes, remained active. The neighbourhoods with the weakest pace of starts were Kanata and the outlying areas, both of which experienced widespread declines among most housing types.

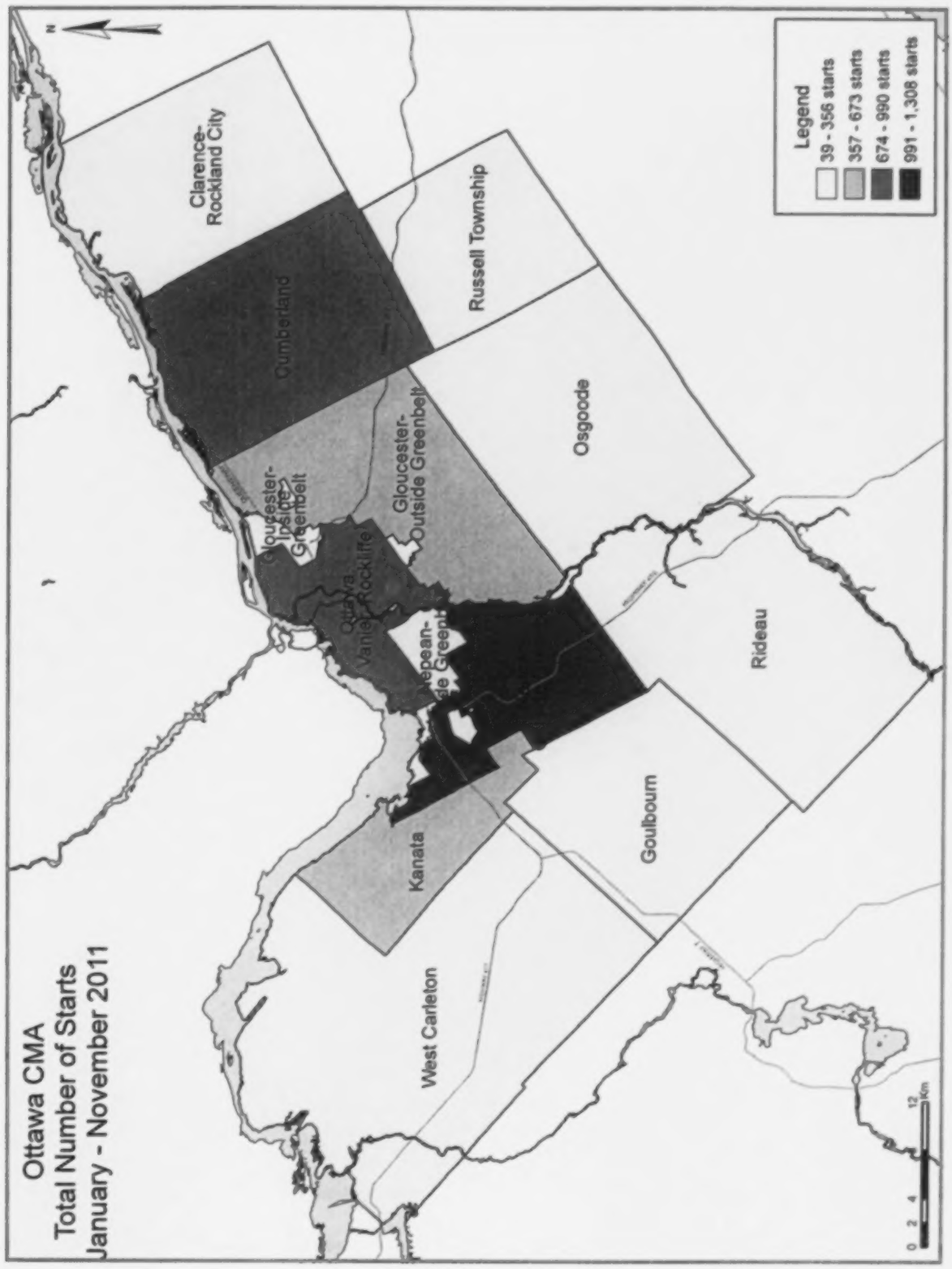

Ottawa CMA
Number of Starts (Multiples)
November 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
4 - 20 starts
21 - 37 starts
38 - 54 starts
55 - 71 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
November 2011
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
5 - 23 starts
24 - 41 starts
42 - 59 starts
60 - 78 starts


Ottawa CMA
Total Number of Starts
November 2011
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
5 - 29 starts
30 - 53 starts
54 - 77 starts
78 - 101 starts


Ottawa CMA
Number of Starts (Multiples)
January - November 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 7
0 2 4 12
Km
Legend
No starts
17 - 224 starts
225 - 431 starts
432 - 638 starts
639 - 846 starts


Ottawa CMA
Number of Starts (Singles)
January - November 2011
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12 Km
Legend
6 - 120 starts
121 - 234 starts
235 - 348 starts
349 - 462 starts


Ottawa CMA
Total Number of Starts
January - November 2011
Legend
39 - 356 starts
357 - 673 starts
674 - 990 starts
991 - 1,308 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2011	289	32	135	0	0	91	0	6	553
November 2010	268	56	105	0	3	347	3	146	928
% Change	7.8	-42.9	28.6	n/a	-100.0	-73.8	-100.0	-95.9	-40.4
Year-to-date 2011	1,891	340	1,591	0	0	1,312	1	91	5,231
Year-to-date 2010	2,053	328	1,806	0	19	1,447	17	234	5,904
% Change	-7.9	3.7	-11.9	n/a	-100.0	-9.3	-94.1	-61.1	-11.4
UNDER CONSTRUCTION									
November 2011	1,155	200	1,174	0	0	2,042	3	319	4,893
November 2010	1,112	194	1,406	0	11	2,082	8	397	5,210
% Change	3.9	3.1	-16.5	n/a	-100.0	-1.9	-62.5	-19.6	-6.1
COMPLETIONS									
November 2011	157	22	260	0	0	91	7	0	537
November 2010	231	58	169	0	0	70	2	0	530
% Change	-32.0	-62.1	53.8	n/a	n/a	30.0	**	n/a	1.3
Year-to-date 2011	1,907	328	1,789	0	19	1,227	13	133	5,416
Year-to-date 2010	2,559	338	1,866	0	26	1,335	47	34	6,205
% Change	-25.5	-3.0	-4.1	n/a	-26.9	-8.1	-72.3	**	-12.7
COMPLETED & NOT ABSORBED									
November 2011	38	30	99	0	1	104	2	65	339
November 2010	23	21	95	0	1	107	1	62	310
% Change	65.2	42.9	4.2	n/a	0.0	-2.8	100.0	4.8	9.4
ABSORBED									
November 2011	153	18	221	0	1	98	9	18	518
November 2010	227	56	190	0	0	81	2	0	556
% Change	-32.6	-67.9	16.3	n/a	n/a	21.0	**	n/a	-6.8
Year-to-date 2011	1,901	322	1,779	0	27	1,252	12	108	5,401
Year-to-date 2010	2,558	331	1,876	0	26	1,376	32	55	6,254
% Change	-25.7	-2.7	-5.2	n/a	3.8	-9.0	-62.5	96.4	-13.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2011	262	26	133	0	0	91	0	6	518
November 2010	241	50	99	0	3	337	0	146	876
Ottawa, Vanier, Rockcliffe									
November 2011	22	8	6	0	0	12	0	6	54
November 2010	13	12	12	0	3	269	0	0	309
Nepean inside greenbelt									
November 2011	6	2	3	0	0	0	0	0	11
November 2010	5	6	0	0	0	0	0	0	11
Nepean outside greenbelt									
November 2011	57	0	10	0	0	19	0	0	86
November 2010	62	22	6	0	0	56	0	0	146
Gloucester inside greenbelt									
November 2011	0	0	27	0	0	44	0	0	71
November 2010	2	0	23	0	0	0	0	0	25
Gloucester outside greenbelt									
November 2011	41	8	15	0	0	0	0	0	64
November 2010	33	6	16	0	0	0	0	0	55
Kanata									
November 2011	13	6	34	0	0	0	0	0	53
November 2010	33	2	30	0	0	0	0	146	211
Cumberland									
November 2011	78	0	7	0	0	16	0	0	101
November 2010	41	0	6	0	0	12	0	0	59
Goulbourn									
November 2011	23	0	0	0	0	0	0	0	23
November 2010	17	0	6	0	0	0	0	0	23
West Carleton									
November 2011	10	2	3	0	0	0	0	0	15
November 2010	14	0	0	0	0	0	0	0	14
Rideau									
November 2011	5	0	0	0	0	0	0	0	5
November 2010	5	0	0	0	0	0	0	0	5
Osgoode									
November 2011	7	0	28	0	0	0	0	0	35
November 2010	16	2	0	0	0	0	0	0	18
Clarence-Rockland City									
November 2011	8	2	2	0	0	0	0	0	12
November 2010	20	6	6	0	0	10	3	0	45
Russell Township									
November 2011	19	4	0	0	0	0	0	0	23
November 2010	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
November 2011	289	32	135	0	0	91	0	6	553
November 2010	268	56	105	0	3	347	3	146	928

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2011	1,047	190	1,160	0	0	2,014	0	315	4,726
November 2010	978	182	1,400	0	11	2,060	5	349	4,985
Ottawa, Vanier, Rockcliffe									
November 2011	82	66	52	0	0	1,195	0	100	1,495
November 2010	65	62	41	0	3	1,274	0	203	1,648
Nepean inside greenbelt									
November 2011	12	2	55	0	0	24	0	69	162
November 2010	14	6	28	0	0	28	0	0	76
Nepean outside greenbelt									
November 2011	290	58	275	0	0	490	0	0	1,113
November 2010	208	52	369	0	0	351	0	0	980
Gloucester inside greenbelt									
November 2011	5	0	27	0	0	44	0	0	76
November 2010	13	4	34	0	0	0	5	0	56
Gloucester outside greenbelt									
November 2011	77	22	131	0	0	66	0	0	296
November 2010	94	22	170	0	0	102	0	0	388
Kanata									
November 2011	91	36	318	0	0	10	0	146	601
November 2010	134	14	381	0	0	56	0	146	731
Cumberland									
November 2011	187	2	122	0	0	133	0	0	444
November 2010	111	4	266	0	8	225	0	0	614
Goulbourn									
November 2011	149	0	77	0	0	52	0	0	278
November 2010	148	16	104	0	0	24	0	0	292
West Carleton									
November 2011	85	4	13	0	0	0	0	0	102
November 2010	78	0	7	0	0	0	0	0	85
Rideau									
November 2011	23	0	0	0	0	0	0	0	23
November 2010	22	0	0	0	0	0	0	0	22
Osgoode									
November 2011	46	0	90	0	0	0	0	0	136
November 2010	91	2	0	0	0	0	0	0	93
Clarence-Rockland City									
November 2011	88	6	14	0	0	28	3	0	139
November 2010	113	8	6	0	0	22	3	44	196
Russell Township									
November 2011	20	4	0	0	0	0	0	4	28
November 2010	21	4	0	0	0	0	0	4	29
Ottawa-Gatineau CMA (Ontario portion)									
November 2011	1,155	200	1,174	0	0	2,042	3	319	4,893
November 2010	1,112	194	1,406	0	11	2,082	8	397	5,210

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2011	140	20	256	0	0	91	5	0	512
November 2010	206	56	161	0	0	70	2	0	495
Ottawa, Vanier, Rockcliffe									
November 2011	10	6	15	0	0	16	0	0	47
November 2010	19	2	0	0	0	33	0	0	54
Nepean inside greenbelt									
November 2011	3	0	28	0	0	0	0	0	31
November 2010	0	0	24	0	0	29	0	0	53
Nepean outside greenbelt									
November 2011	46	6	58	0	0	47	0	0	157
November 2010	32	14	51	0	0	0	0	0	97
Gloucester inside greenbelt									
November 2011	1	0	17	0	0	0	5	0	23
November 2010	7	0	0	0	0	0	2	0	9
Gloucester outside greenbelt									
November 2011	7	4	14	0	0	0	0	0	25
November 2010	52	26	4	0	0	0	0	0	82
Kanata									
November 2011	24	0	70	0	0	16	0	0	110
November 2010	17	6	22	0	0	8	0	0	53
Cumberland									
November 2011	25	4	20	0	0	0	0	0	49
November 2010	19	0	42	0	0	0	0	0	61
Goulbourn									
November 2011	5	0	24	0	0	12	0	0	41
November 2010	19	8	8	0	0	0	0	0	35
West Carleton									
November 2011	8	0	10	0	0	0	0	0	18
November 2010	17	0	10	0	0	0	0	0	27
Rideau									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	2	0	0	0	0	0	0	0	2
Osgoode									
November 2011	9	0	0	0	0	0	0	0	9
November 2010	22	0	0	0	0	0	0	0	22
Clarence-Rockland City									
November 2011	8	0	4	0	0	0	2	0	14
November 2010	20	0	8	0	0	0	0	0	28
Russell Township									
November 2011	9	2	0	0	0	0	0	0	11
November 2010	5	2	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
November 2011	157	22	260	0	0	91	7	0	537
November 2010	231	58	169	0	0	70	2	0	530

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2011	34	30	95	0	1	102	2	58	322
November 2010	22	21	95	0	1	95	1	62	297
Ottawa, Vanier, Rockcliffe									
November 2011	8	10	5	0	0	67	0	0	90
November 2010	6	4	19	0	0	78	0	0	107
Nepean inside greenbelt									
November 2011	0	3	1	0	0	0	0	4	8
November 2010	0	0	0	0	0	1	0	4	5
Nepean outside greenbelt									
November 2011	3	6	16	0	1	18	1	0	45
November 2010	2	1	15	0	1	9	1	0	29
Gloucester inside greenbelt									
November 2011	0	0	2	0	0	1	1	0	4
November 2010	1	0	5	0	0	5	0	0	11
Gloucester outside greenbelt									
November 2011	6	5	19	0	0	1	0	0	31
November 2010	7	9	15	0	0	0	0	0	31
Kanata									
November 2011	2	4	20	0	0	2	0	54	82
November 2010	1	4	11	0	0	2	0	58	76
Cumberland									
November 2011	10	1	15	0	0	7	0	0	33
November 2010	3	0	16	0	0	0	0	0	19
Goulbourn									
November 2011	2	1	14	0	0	6	0	0	23
November 2010	0	3	10	0	0	0	0	0	13
West Carleton									
November 2011	2	0	3	0	0	0	0	0	5
November 2010	0	0	4	0	0	0	0	0	4
Rideau									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Osgoode									
November 2011	1	0	0	0	0	0	0	0	1
November 2010	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
November 2011	4	0	4	0	0	0	0	7	15
November 2010	0	0	0	0	0	12	0	0	12
Russell Township									
November 2011	0	0	0	0	0	2	0	0	2
November 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
November 2011	38	30	99	0	1	104	2	65	339
November 2010	23	21	95	0	1	107	1	62	310

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2011	134	16	217	0	1	98	7	3	476
November 2010	202	54	182	0	0	81	2	0	521
Ottawa, Vanier, Rockcliffe									
November 2011	8	2	10	0	1	27	0	3	51
November 2010	14	2	0	0	0	42	0	0	58
Nepean inside greenbelt									
November 2011	3	0	27	0	0	0	0	0	30
November 2010	0	0	26	0	0	28	0	0	54
Nepean outside greenbelt									
November 2011	46	6	53	0	0	44	0	0	149
November 2010	32	14	57	0	0	4	0	0	107
Gloucester inside greenbelt									
November 2011	1	0	17	0	0	2	7	0	27
November 2010	7	0	0	0	0	0	2	0	9
Gloucester outside greenbelt									
November 2011	7	4	14	0	0	0	0	0	25
November 2010	51	26	4	0	0	1	0	0	82
Kanata									
November 2011	24	0	62	0	0	16	0	0	102
November 2010	17	6	31	0	0	6	0	0	60
Cumberland									
November 2011	21	4	8	0	0	0	0	0	33
November 2010	22	0	42	0	0	0	0	0	64
Goulbourn									
November 2011	5	0	18	0	0	9	0	0	32
November 2010	19	6	10	0	0	0	0	0	35
West Carleton									
November 2011	8	0	8	0	0	0	0	0	16
November 2010	17	0	12	0	0	0	0	0	29
Rideau									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	2	0	0	0	0	0	0	0	2
Osgoode									
November 2011	9	0	0	0	0	0	0	0	9
November 2010	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
November 2011	9	0	4	0	0	0	2	15	30
November 2010	20	0	8	0	0	0	0	0	28
Russell Township									
November 2011	10	2	0	0	0	0	0	0	12
November 2010	5	2	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
November 2011	153	18	221	0	1	98	9	18	518
November 2010	227	56	190	0	0	81	2	0	556

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Ottawa City	262	241	26	50	133	102	97	483	518	876	-40.9
Ottawa, Vanier, Rockcliffe	22	13	8	12	6	15	18	269	54	309	-82.5
Nepean inside greenbelt	6	5	2	6	3	0	0	0	11	11	0.0
Nepean outside greenbelt	57	62	0	22	10	6	19	56	86	146	-41.1
Gloucester inside greenbelt	0	2	0	0	27	23	44	0	71	25	184.0
Gloucester outside greenbelt	41	33	8	6	15	16	0	0	64	55	16.4
Kanata	13	33	6	2	34	30	0	146	53	211	-74.9
Cumberland	78	41	0	0	7	6	16	12	101	59	71.2
Goulbourn	23	17	0	0	0	6	0	0	23	23	0.0
West Carleton	10	14	2	0	3	0	0	0	15	14	7.1
Rideau	5	5	0	0	0	0	0	0	5	5	0.0
Osgoode	7	16	0	2	28	0	0	0	35	18	94.4
Clarence-Rockland City	8	20	2	6	0	9	2	10	12	45	-73.3
Russell Township	19	7	4	0	0	0	0	0	23	7	**
Ottawa-Gatineau CMA (Ontario Portion)	289	268	32	56	133	111	99	493	553	928	-40.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,727	1,805	323	314	1,556	1,765	1,369	1,653	4,975	5,537	-10.1
Ottawa, Vanier, Rockcliffe	102	95	99	86	70	77	655	944	926	1,202	-23.0
Nepean inside greenbelt	17	18	2	6	55	52	8	12	82	88	-6.8
Nepean outside greenbelt	462	375	84	72	328	431	434	335	1,308	1,213	7.8
Gloucester inside greenbelt	6	15	0	8	38	49	44	0	88	72	22.2
Gloucester outside greenbelt	226	243	82	84	245	187	12	76	565	590	-4.2
Kanata	146	233	36	28	377	436	0	210	559	907	-38.4
Cumberland	345	285	16	4	247	387	157	52	765	728	5.1
Goulbourn	200	220	0	24	93	104	59	24	352	372	-5.4
West Carleton	111	119	4	0	13	42	0	0	128	161	-20.5
Rideau	39	39	0	0	0	0	0	0	39	39	0.0
Osgoode	73	163	0	2	90	0	0	0	163	165	-1.2
Clarence-Rockland City	124	191	4	8	12	31	56	66	196	296	-33.8
Russell Township	40	57	14	6	0	4	6	4	60	71	-15.5
Ottawa-Gatineau CMA (Ontario Portion)	1,891	2,053	341	328	1,568	1,800	1,431	1,723	5,231	5,904	-11.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Ottawa City	133	102	0	0	91	337	6	146
Ottawa, Vanier, Rockcliffe	6	15	0	0	12	269	6	0
Nepean inside greenbelt	3	0	0	0	0	0	0	0
Nepean outside greenbelt	10	6	0	0	19	56	0	0
Gloucester inside greenbelt	27	23	0	0	44	0	0	0
Gloucester outside greenbelt	15	16	0	0	0	0	0	0
Kanata	34	30	0	0	0	0	0	146
Cumberland	7	6	0	0	16	12	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	28	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	3	2	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	133	108	0	3	93	347	6	146

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,551	1,755	0	10	1,284	1,467	85	186
Ottawa, Vanier, Rockcliffe	70	72	0	5	570	904	85	40
Nepean inside greenbelt	55	52	0	0	8	12	0	0
Nepean outside greenbelt	328	431	0	0	434	335	0	0
Gloucester inside greenbelt	38	44	0	5	44	0	0	0
Gloucester outside greenbelt	245	187	0	0	12	76	0	0
Kanata	372	436	0	0	0	64	0	146
Cumberland	247	387	0	0	157	52	0	0
Goulbourn	93	104	0	0	59	24	0	0
West Carleton	13	42	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	90	0	0	0	0	0	0	0
Clarence-Rockland City	12	28	0	3	50	22	6	44
Russell Township	0	0	0	4	6	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,563	1,783	0	17	1,340	1,489	91	234

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Ottawa City	421	390	91	340	6	146	518	876
Ottawa, Vanier, Rockcliffe	36	37	12	272	6	0	54	309
Nepean inside greenbelt	11	11	0	0	0	0	11	11
Nepean outside greenbelt	67	90	19	56	0	0	86	146
Gloucester inside greenbelt	27	25	44	0	0	0	71	25
Gloucester outside greenbelt	64	55	0	0	0	0	64	55
Kanata	53	65	0	0	0	146	53	211
Cumberland	85	47	16	12	0	0	101	59
Goulbourn	23	23	0	0	0	0	23	23
West Carleton	15	14	0	0	0	0	15	14
Rideau	5	5	0	0	0	0	5	5
Osgoode	35	18	0	0	0	0	35	18
Clarence-Rockland City	12	32	0	10	0	3	12	45
Russell Township	23	7	0	0	0	0	23	7
Ottawa-Gatineau CMA (Ontario Portion)	456	429	91	350	6	149	553	928

Table 2.5: Starts by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	3,626	3,897	1,258	1,444	86	196	4,975	5,537
Ottawa, Vanier, Rockcliffe	273	255	567	902	86	45	926	1,202
Nepean inside greenbelt	74	76	8	12	0	0	82	88
Nepean outside greenbelt	890	903	418	310	0	0	1,308	1,213
Gloucester inside greenbelt	44	67	44	0	0	5	88	72
Gloucester outside greenbelt	553	526	12	64	0	0	565	590
Kanata	554	697	0	64	0	146	559	907
Cumberland	608	660	157	68	0	0	765	728
Goulbourn	300	348	52	24	0	0	352	372
West Carleton	128	161	0	0	0	0	128	161
Rideau	39	39	0	0	0	0	39	39
Osgoode	163	165	0	0	0	0	163	165
Clarence-Rockland City	142	227	48	22	6	47	196	296
Russell Township	54	63	6	0	0	8	60	71
Ottawa-Gatineau CMA (Ontario Portion)	3,822	4,187	1,312	1,466	92	251	5,231	5,904

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Ottawa City	140	206	20	58	261	161	91	70	512	495	3.4
Ottawa, Vanier, Rockcliffe	10	19	6	2	15	0	16	33	47	54	-13.0
Nepean inside greenbelt	3	0	0	0	28	24	0	29	31	53	-41.5
Nepean outside greenbelt	46	32	6	14	58	51	47	0	157	97	61.9
Gloucester inside greenbelt	1	7	0	2	22	0	0	0	23	9	155.6
Gloucester outside greenbelt	7	52	4	26	14	4	0	0	25	82	-69.5
Kanata	24	17	0	6	70	22	16	8	110	53	107.5
Cumberland	25	19	4	0	20	42	0	0	49	61	-19.7
Goulbourn	5	19	0	8	24	8	12	0	41	35	17.1
West Carleton	8	17	0	0	10	10	0	0	18	27	-33.3
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	9	22	0	0	0	0	0	0	9	22	-59.1
Clarence-Rockland City	8	20	2	0	4	8	0	0	14	28	-50.0
Russell Township	9	5	2	2	0	0	0	0	11	7	57.1
Ottawa-Gatineau CMA (Ontario Portion)	157	231	24	60	265	169	91	70	537	530	1.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,727	2,328	315	340	1,798	1,877	1,271	1,338	5,111	5,883	-13.1
Ottawa, Vanier, Rockcliffe	89	125	95	94	61	185	765	1,004	1,010	1,408	-28.3
Nepean inside greenbelt	22	12	10	2	28	36	0	29	60	79	-24.1
Nepean outside greenbelt	422	600	82	40	428	461	195	137	1,127	1,238	-9.0
Gloucester inside greenbelt	17	18	2	14	33	27	0	0	52	59	-11.9
Gloucester outside greenbelt	250	335	78	98	303	147	48	68	679	648	4.8
Kanata	193	295	8	54	469	451	46	8	716	808	-11.4
Cumberland	286	387	22	8	331	321	193	92	832	808	3.0
Goulbourn	204	230	16	24	135	128	24	0	379	382	-0.8
West Carleton	94	145	0	2	10	117	0	0	104	264	-60.6
Rideau	38	43	0	0	0	0	0	0	38	43	-11.6
Osgoode	112	138	2	4	0	4	0	0	114	146	-21.9
Clarence-Rockland City	146	176	6	4	18	37	80	34	250	251	-0.4
Russell Township	34	55	12	8	0	8	9	0	55	71	-22.5
Ottawa-Gatineau CMA (Ontario Portion)	1,907	2,559	333	352	1,816	1,922	1,360	1,372	5,416	6,205	-12.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Ottawa City	256	161	5	0	91	70	0	0
Ottawa, Vanier, Rockcliffe	15	0	0	0	16	33	0	0
Nepean inside greenbelt	28	24	0	0	0	29	0	0
Nepean outside greenbelt	58	51	0	0	47	0	0	0
Gloucester inside greenbelt	17	0	5	0	0	0	0	0
Gloucester outside greenbelt	14	4	0	0	0	0	0	0
Kanata	70	22	0	0	16	8	0	0
Cumberland	20	42	0	0	0	0	0	0
Goulbourn	24	8	0	0	12	0	0	0
West Carleton	10	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	260	169	5	0	91	70	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,790	1,852	8	25	1,188	1,304	83	34
Ottawa, Vanier, Rockcliffe	61	176	0	9	682	970	83	34
Nepean inside greenbelt	28	36	0	0	0	29	0	0
Nepean outside greenbelt	428	461	0	0	195	137	0	0
Gloucester inside greenbelt	25	27	8	0	0	0	0	0
Gloucester outside greenbelt	303	147	0	0	48	68	0	0
Kanata	469	451	0	0	46	8	0	0
Cumberland	331	305	0	16	193	92	0	0
Goulbourn	135	128	0	0	24	0	0	0
West Carleton	10	117	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	18	37	0	0	30	34	50	0
Russell Township	0	0	0	8	9	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,808	1,889	8	33	1,227	1,338	133	34

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Ottawa City	416	423	91	70	5	2	512	495
Ottawa, Vanier, Rockcliffe	31	21	16	33	0	0	47	54
Nepean inside greenbelt	31	24	0	29	0	0	31	53
Nepean outside greenbelt	110	97	47	0	0	0	157	97
Gloucester inside greenbelt	18	7	0	0	5	2	23	9
Gloucester outside greenbelt	25	82	0	0	0	0	25	82
Kanata	94	45	16	8	0	0	110	53
Cumberland	49	61	0	0	0	0	49	61
Goulbourn	29	35	12	0	0	0	41	35
West Carleton	18	27	0	0	0	0	18	27
Rideau	2	2	0	0	0	0	2	2
Osgoode	9	22	0	0	0	0	9	22
Clarence-Rockland City	12	28	0	0	2	0	14	28
Russell Township	11	7	0	0	0	0	11	7
Ottawa-Gatineau CMA (Ontario Portion)	439	458	91	70	7	2	537	530

Table 3.5: Completions by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	3,810	4,485	1,207	1,327	94	71	5,111	5,883
Ottawa, Vanier, Rockcliffe	231	392	693	967	86	49	1,010	1,408
Nepean inside greenbelt	60	50	0	29	0	0	60	79
Nepean outside greenbelt	932	1,101	195	137	0	0	1,127	1,238
Gloucester inside greenbelt	44	57	0	0	8	2	52	59
Gloucester outside greenbelt	631	560	48	86	0	2	679	648
Kanata	670	800	46	8	0	0	716	808
Cumberland	631	692	201	100	0	16	832	808
Goulbourn	355	382	24	0	0	0	379	382
West Carleton	104	262	0	0	0	2	104	264
Rideau	38	43	0	0	0	0	38	43
Osgoode	114	146	0	0	0	0	114	146
Clarence-Rockland City	168	215	30	34	52	2	250	251
Russell Township	46	63	9	0	0	8	55	71
Ottawa-Gatineau CMA (Ontario Portion)	4,024	4,763	1,246	1,361	146	81	5,416	6,205

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2011	1	1.0	24	23.3	25	24.3	27	26.2	26	25.2	103	430,900	461,345
November 2010	2	1.5	16	11.9	18	13.3	56	41.5	43	31.9	135	473,990	474,452
Year-to-date 2011	4	0.3	134	9.5	288	20.4	533	37.7	455	32.2	1,414	463,950	491,518
Year-to-date 2010	78	4.1	432	22.6	413	21.6	569	29.8	420	22.0	1,912	428,900	440,496
Ottawa, Vanier, Rockcliffe													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
November 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2011	1	1.5	2	3.1	0	0.0	8	12.3	54	83.1	65	743,000	753,721
Year-to-date 2010	0	0.0	3	5.8	0	0.0	14	26.9	35	67.3	52	615,400	600,162
Nepean inside greenbelt													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
November 2011	0	0.0	19	41.3	13	28.3	6	13.0	8	17.4	46	390,245	407,186
November 2010	0	0.0	6	19.4	4	12.9	14	45.2	7	22.6	31	477,990	455,370
Year-to-date 2011	0	0.0	72	17.3	88	21.2	141	34.0	114	27.5	415	465,990	461,295
Year-to-date 2010	27	4.6	156	26.5	125	21.2	185	31.4	96	16.3	589	418,990	422,647
Gloucester inside greenbelt													
November 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Gloucester outside greenbelt													
November 2011	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
November 2010	0	0.0	1	2.4	4	9.5	23	54.8	14	33.3	42	473,900	476,483
Year-to-date 2011	0	0.0	18	7.9	33	14.5	102	44.7	75	32.9	228	466,900	484,640
Year-to-date 2010	1	0.3	15	4.9	68	22.1	128	41.6	96	31.2	308	464,900	469,808
Kanata													
November 2011	1	4.5	1	4.5	3	13.6	12	54.5	5	22.7	22	469,900	466,809
November 2010	0	0.0	0	0.0	4	28.6	6	42.9	4	28.6	14	460,900	462,650
Year-to-date 2011	1	0.5	5	2.7	33	17.7	64	34.4	83	44.6	186	477,450	503,807
Year-to-date 2010	10	3.6	84	30.3	54	19.5	71	25.6	58	20.9	277	416,900	434,153
Cumberland													
November 2011	0	0.0	3	18.8	7	43.8	5	31.3	1	6.3	16	398,950	419,828
November 2010	2	10.0	9	45.0	2	10.0	5	25.0	2	10.0	20	330,900	377,680
Year-to-date 2011	1	0.4	29	11.0	88	33.5	126	47.9	19	7.2	263	428,900	430,863
Year-to-date 2010	29	7.8	133	35.7	101	27.1	65	17.4	45	12.1	373	390,900	398,328
Goulbourn													
November 2011	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	--	--
November 2010	0	0.0	0	0.0	2	14.3	5	35.7	7	50.0	14	508,900	539,482
Year-to-date 2011	0	0.0	5	2.8	39	21.7	75	41.7	61	33.9	180	457,595	489,090
Year-to-date 2010	5	2.4	23	11.0	53	25.4	88	42.1	40	19.1	209	438,490	452,651

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	6.7	0	0.0	2	13.3	12	80.0	15	650,000	662,093
Year-to-date 2010	6	12.0	14	28.0	6	12.0	6	12.0	18	36.0	50	408,995	454,058
Rideau													
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	33.3	10	66.7	15	748,000	693,143
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	601,600	638,300
Osgoode													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	0.0	0	0.0	2	28.6	1	14.3	4	57.1	7	--	--
Year-to-date 2011	1	2.4	2	4.8	5	11.9	9	21.4	25	59.5	42	583,450	621,186
Year-to-date 2010	0	0.0	4	10.8	6	16.2	9	24.3	18	48.6	37	499,900	565,216
Clarence-Rockland City													
November 2011	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
November 2010	11	84.6	1	7.7	1	7.7	0	0.0	0	0.0	13	258,900	275,053
Year-to-date 2011	46	43.4	40	37.7	18	17.0	2	1.9	0	0.0	106	315,900	321,474
Year-to-date 2010	89	65.0	38	27.7	10	7.3	0	0.0	0	0.0	137	281,900	292,197
Russell Township													
November 2011	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	--	--
November 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	1	3.7	15	55.6	10	37.0	1	3.7	0	0.0	27	363,900	362,548
Year-to-date 2010	8	17.0	30	63.8	8	17.0	1	2.1	0	0.0	47	356,605	345,285
Ottawa-Gatineau CMA (Ontario portion)													
November 2011	4	3.4	31	26.3	30	25.4	27	22.9	26	22.0	118	409,900	446,431
November 2010	13	8.6	19	12.6	20	13.2	56	37.1	43	28.5	151	461,900	455,065
Year-to-date 2011	51	3.3	189	12.2	316	20.4	536	34.6	455	29.4	1,547	455,900	477,616
Year-to-date 2010	175	8.3	500	23.9	431	20.6	570	27.2	420	20.0	2,096	418,990	428,667

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2011						
Submarket	Nov 2011	Nov 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	461,345	474,452	-2.8	491,518	440,496	11.6
Ottawa, Vanier, Rockcliffe	--	--	n/a	753,721	600,162	25.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	407,186	455,370	-10.6	461,295	422,647	9.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	476,483	n/a	484,640	469,808	3.2
Kanata	466,809	462,650	0.9	503,807	434,153	16.0
Cumberland	419,828	377,680	11.2	430,863	398,328	8.2
Goulbourn	--	539,482	n/a	489,090	452,651	8.1
West Carleton	--	--	n/a	662,093	454,058	45.8
Rideau	--	--	n/a	693,143	638,300	8.6
Osgoode	--	--	n/a	621,186	565,216	9.9
Clarence-Rockland City	--	275,053	n/a	321,474	292,197	10.0
Russell Township	--	--	n/a	362,548	345,285	5.0
Ottawa-Gatineau CMA (Ontario Portion)	446,431	455,065	-1.9	477,616	428,667	11.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,113	2,831	2,039	54.6	353,046	5.6	349,277
	June	1,724	5.6	1,192	2,742	2,191	54.4	354,524	8.0	348,037
	July	1,337	15.4	1,200	2,266	2,324	51.6	342,925	6.4	349,519
	August	1,349	19.4	1,259	2,294	2,259	55.7	339,415	5.3	349,647
	September	1,220	12.5	1,233	2,448	2,314	53.3	337,109	3.8	347,955
	October	1,083	2.6	1,219	1,960	2,198	55.5	339,802	-0.5	347,170
	November	1,031	8.2	1,302	1,504	2,081	62.6	347,675	6.9	358,095
	December									
	Q3 2010	3,373	-16.7		5,954			323,125	5.4	
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	YTD 2010	13,955	-1.9		24,284			328,593	7.9	
	YTD 2011	13,836	-0.9		25,167			345,280	5.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59	112.3	121.0	524	5.9	72.0	1,018
	June	604	3.50	5.39	112.6	120.2	525	5.6	71.8	1,009
	July	604	3.50	5.39	112.7	120.4	523	5.3	71.2	1,002
	August	604	3.50	5.39	113.3	120.5	523	4.9	70.8	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	519	5.6	70.6	1,003
	November	598	3.50	5.29		121.0	519	6.1	70.9	1,012
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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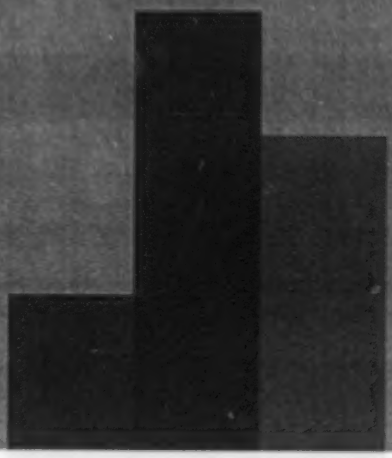

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